

RESOLUTION NO. 24-05-40

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA,
VILLAGE OF ISLANDS, FLORIDA, APPROVING RESIDENTIAL
BUILDING PERMIT ALLOCATION SYSTEM RANKINGS AND
AWARDING EARLY EVACUATION AFFORDABLE RESIDENTIAL
BUILDING PERMIT ALLOCATIONS FOR QUARTER 1 OF 2024,
BORROWING EIGHT (8) UNITS FROM QUARTER 2 OF 2024 FOR
ALLOCATION IN QUARTER 1 OF 2024; AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, Islamorada, Village of Islands (the "Village") has implemented the Building Permit Allocation System ("BPAS") as codified in Chapter 30, Article IV, Division 11 of the Village's Code of Ordinances (the "Village Code"); and

WHEREAS, Section 30-474 of the Village Code requires that the Village Council of Islamorada, Village of Islands (the "Village Council") establish the total amount of nonresidential floor area and residential dwelling units that may be made available for the next annual allocation, the quarterly allocations for that year and the distribution of allocations between categories; and

WHEREAS, the Village Council adopted Ordinance 24-06, thereby establishing the distribution of the Early Evacuation Affordable Housing Units (300 Workforce); and

WHEREAS, on May 9, 2024, the Village Council conducted a public hearing regarding the Affordable Residential Building Allocation System Ranking & Awards (the "Report") submitted by the Director of Planning (the "Director") pursuant to the applicable provisions of the Village Code and Comprehensive Plan; and

WHEREAS, the Village Council desires to approve the affordable residential building permit allocation rankings and award the allocations for Quarter 1 of 2024; and

WHEREAS, section 30-475(h) of the Village Code (*Borrowing from future allocations*) allows

the Village Council to award additional units from future residential allocation periods to fully grant an application for multifamily residential where the applicant seeks more units than available during the allocation period.

WHEREAS, the Village Council desires to borrow eight (8) Early Evacuation Affordable Housing allocations from the available Quarter 2, 2024 allocations to be awarded in this current allocation period.

**NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA,
VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:**

Section 1. **Findings of Fact.** The Village Council, having considered the testimony and evidence presented by all parties, including the Report, does hereby approve the ranking and recommendation of the Director (Exhibit "A") to award eight (8) allocations for Early Evacuation affordable dwelling units to Arrow Development Inc with 17 points for property identified by Real Estate Number 00399080-000000, as set forth in Exhibit "A" hereto to.

Section 2. **Conclusions of Law.** Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

- (1) The Building Permit Allocation System (the "BPAS") affordable applications for Quarter 1 of 2024 have been processed in accordance with the Village Comprehensive Plan and Land Development Regulations; and
- (2) In rendering its decision, as reflected in this Resolution, the Village Council has:
 - (a) Accorded procedural due process; and
 - (b) Observed the essential requirements of the law; and
 - (c) Supported its decision by competent substantial evidence of record.

Section 3. **Effective Date.** This Resolution shall not take effect until after thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Village Code.

Motion to adopt by Sharon Mahoney, seconded by Henry Rosenthal.

FINAL VOTE AT ADOPTION

Mayor Joseph B. Pinder III	Yes
Vice Mayor Sharon Mahoney	Yes
Councilmember Mark Gregg	Yes
Councilmember Elizabeth Jolin	Yes
Councilmember Henry Rosenthal	Yes

PASSED AND ADOPTED THIS 9TH DAY OF MAY, 2024.

DocuSigned by:

Joseph B. Pinder III

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JOSEPH B. PINDER III, MAYOR

ATTEST:

DocuSigned by:

Marne k. McGrath

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MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS:

DocuSigned by:



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JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 13th day of May, 2024.



EXHIBIT A

Residential Building Allocation System Ranking & Awards (the "Report")

DRAFT Ranking of BPAS Applications for 2024 Quarter 1 Affordable (closed March 29th @ 12:00pm)

								RECOMMENDED FOR ALLOCATION
Rank	Permit #	Name	Date of Application	Time of Application	Score	Key	Subdivision	RE No.
1 thru 8	PRCOB202101386	ARROW DEVELOPMENT INC	8/16/2023	1:24 PM	17	Upper Matecumbe	Strattons	00399050-000000 & 00399080-000000
*9 & 10	PRSFA202101194	MARK GREGG	12/29/2023	8:39 AM	14	Plantation	Plantation Ridge	00411890-000000

**Recommended for 4th Quarter 2023, not yet awarded.*